

PRIVATE ACTIVITY BOND AUTHORITY BOARD MEETING

Governor's Office of Economic Development
Salt Lake City, Utah

MINUTES

Wednesday, July 13, 2011

Members Present

Christopher M. Conabee (Chairman)
Richard K. Ellis
Grant S. Whitaker
Meghan Holbrook
Christina Oliver
Steve Rawlings
Wayne Parker
Kyle Kershaw
Lee Gardner

Representing

Governor's Office of Economic Development
State Treasurer
Utah Housing Corporation
Utah State Board of Regents
Governor's Office of Economic Development
Davis County
Provo City
City of South Salt Lake
Salt Lake County

Excused Members

Michael Jensen
Tom Hardy

Tooele County
Bountiful City

Staff and Visitors

Spencer P. Eccles
Roxanne Graham
Jenni Osman
John Brereton
Bill Loos
Cleon Butterfield
Cherie Wood
Ben Logue
Jay Minnick
Misty Deakin
Richard Davis
Rich Abruscato
Steve McCorkle
Dick Fassio
Vinnie Fassio
David Jackman
Scott Blair
Jason Burningham
Fred Olsen
James Allred
David Kilpack
Dave Detton

Governor's Office of Economic Development
Governor's Office of Economic Development
Governor's Office of Economic Development
Affordable Housing Advisors
Attorney General's Office
Utah Housing Corporation
City of South Salt Lake
LaPorte Properties
Miller Development
Miller Development
Utah State Board of Regents
AG Waste Solutions
AG Waste Solutions
Fassio Egg Farms
Fassio Egg Farms
Bank of New York Mellon
Bank of New York Mellon
Lewis Young Robertson and Burningham
Ballard Spahr
ASWN+
ASWN+
Magnum

WELCOME AND INTRODUCTIONS

The Private Activity Bond Authority (PAB) Board Meeting was held in Salt Lake City, Utah, at the Governor's Office of Economic Development and called to order at 9:03 a.m., by Spencer P. Eccles, Executive Director of the Governor's Office of Economic Development.

Mr. Eccles summarized the recent move of the Private Activity Bond Authority Program from the Department of Community and Culture to the Governor's Office of Economic Development (GOED) due to legislative action taken in the last session. As dictated by State statute the Executive Director of GOED or his designee serves as the Chairman of the PAB Board. Mr. Eccles has asked Christopher M. Conabee, Managing Director of Corporate Recruitment and Incentives, to chair the PAB Board. By way of introduction, Mr. Eccles gave a brief summary of Chris' education and work experience and also expressed his appreciation to Chris for accepting this assignment.

Chairman Conabee announced that Christina Oliver has been officially named as the Board Representative from GOED. Christina has been the temporary representative since Derek Miller's departure.

APPROVAL OF MINUTES

Chairman Conabee requested a motion to approve the minutes of April 13, 2011.

Kyle Kershaw moved and Meghan Holbrook seconded a motion to approve the minutes of April 13, 2011. The motion carried.

STATUS OF ACCOUNTS

Chairman Conabee reviewed the Accounting Summary of the 2011 Volume Cap shown below.

PAB ACCOUNTING SUMMARY July 13, 2011

Pool Account	
Starting Balance	\$28,480,000
Transfer Balances from Small Issue and Exempt Facilities to Pool Account on July 1. Pool Account is split with a minimum of 50% to Small Issue - Manufacturing Account. Remainder stays in Pool Account.	
Manufacturing Account	\$14,240,000
No Applications	
Balance	\$14,240,000
Pool Account	\$14,240,000
No Applications	
Relinquishments	
Traverse Mtn. Apartments	\$15,975,000
Balance	\$30,215,000
Balance Manufacturing Account	\$14,240,000
Balance of Pool Account	\$30,215,000

RECOVERY ZONE BOND

TAX-EXEMPT BONDS UPDATE

CDFA is collecting case studies of tax-exempt bond projects from throughout the country. We are particularly focused on Industrial Development Bonds (IDBs; also called industrial revenue bonds), which represent the primary source of low-cost financing for small to medium sized manufacturers. By submitting a case study, you can help CDFA advocate for tax-exempt bonds, which are currently under attack on multiple fronts.

VOLUME CAP RELINQUISHMENT

Traverse Mountain Apartments

VOLUME CAP EXTENSION REQUESTS

Multi-Family Housing

Tannach Properties

Tannach Properties requested the fourth extension on the \$19,100,000 volume cap allocation for the State Street Plaza project approved by the PAB Board in July 2010.

Grant Whitaker moved and Lee Gardner seconded the motion to approve the second extension for \$19,100,000 to Tannach Properties. The motion carried unanimously.

Miller Development

Miller Development requested the seventh extension on the \$27,575,000 volume cap allocation for the Fireclay Apartments approved by the PAB Board in October 2009.

Steve Rawlings moved and Richard Ellis seconded the motion to approve the fifth extension for \$27,575,000 to Miller Development. The motion carried unanimously.

Manufacturing – Agriculture Waste Solutions, Inc.

- a. Agriculture Waste Solutions, Inc. (AWS), requested the second extension of \$10,000,000 total volume cap allocation from the Manufacturing Account to develop a waste-to-energy production facility located in Erda, Utah. The technology will manufacture several renewable products, namely, Renewable Diesel Fuel, Kerosene and Ash, which are all readily marketable. The production will use the waste from Fassio Egg Farms to produce the energy.

Lee Gardner moved and Steve Rawlings seconded a motion to approve the volume cap allocation of \$10,000,000 for Agriculture Waste Solutions, Inc. The motion carried unanimously with Christina Oliver abstaining from the vote.

Roxanne add verbiage

Qualified Redevelopment

South Salt Lake Redevelopment Agency requested their first extension for 15,000,000 in volume cap from the Qualified Redevelopment Account for the Market Station Project.

Kyle Kershaw informed the Board members that he is an employee of South Salt Lake City.

Meghan Holbrook moved and Lee Gardner seconded a motion to approve the volume cap allocation of \$15,000,000 for the South Salt Lake Redevelopment Agency. The motion carried unanimously.

Utah Housing Corporation Presentation

Cleon Butterfield from the Utah Housing Corporation gave a brief presentation on the Single Family Housing program that UHC oversees. He presented options that the other programs under UHC administer.

Other Business and Adjournment

Chairman Conabee asked the Board members availability for a retreat immediately after the October board meeting. **Due to conflicts in some member's schedules, several dates will be sent to the Board members**

Chairman Conabee expressed appreciation to the Board for their participation in the meeting. The next regularly scheduled meeting of the Private Activity Bond Authority Board will be held on Wednesday, October 12, 2011, at 9:00 a.m., at the Governor's Office of Economic Development, 324 S. State Street, Suite 500, Conference Room #501, Salt Lake City, Utah.

The meeting adjourned at 10:18 a.m.

Submitted by:
Jenni Osman